

ONLINE E – AUCTION SALE OF ASSET**KOTAK MAHINDRA BANK LIMITED**

REGISTERED OFFICE: 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE - 400 051
BRANCH OFFICE: KOTAK MAHINDRA BANK LTD.-KOTAK HOUSE, 2ND FLOOR, NO 22, M G ROAD, BANGALORE-560001

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND CO-BORROWER (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “**PNBHFL** ”) ON 09.11.20218 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED TO KOTAK MAHINDRA BANK, WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR REALIZATION OF BANK’S DUES.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

ALL THAT PIECE AND PARCEL OF NON-AGRICULTURE IMMOVABLE PROPERTY HELD ON ABSOLUTE WARG RIGHT SITUATED IN 89-A, KODIALBALI ‘A’ VILLAGE OF MANGALORE TALUK WITHIN KADRI WARD OF MANGALORE CITY CORPORATION LIMITS WITHIN THE REGISTRATION SUB DISTRICT OF MANGALORE CITY, D.K DISTRICT, COMPRISED IN:-

T. S NO	R.S NO.	KISSAM	EXTENT (A-C)
1575-4B2C	58-4B2C	CONVERTED	0-23

LAND WITH RESIDENTIAL BUILDING BEARING DOOR NO. 3-W-31-2648 AND 2649 WITH ALL OTHER IMPROVEMENTS STANDS THEREON WITH MAMOOOL AND EASEMENTARY OF WAY AND WATER APPURTENANT THERTO.

BOUNDED AS:

NORTH: PORTION OF THE SAME S.NO
 SOUTH: PORTION OF THE SAME S.NO
 EAST: PORTION OF THE SAME S.NO
 WEST: ROAD

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
1. ADITYA INFRA AND AGRI BUSINESS PVT LTD (BORROWER) REPRESENTED BY ITS DIRECTOR AND AUTHORISED SIGNATORY MR. ULLAL ADITYA NAYAK	1) E-AUCTION DATE:- 17.06.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 16.06.2025 UP TO 6:00 P.M. (IST.)	RESERVE PRICE RS.5,75,00,000/- (RUPEES FIVE CRORE SEVENTY FIVE LAKH ONLY)

<p>CIN NO.U45200KA2011PTC061064 AT: D.NO.213/214, 1 ST FLOOR MAHENDRA, ARCADE KARANGALPADY, MANGALORE KARNATAKA- 575003</p> <p>2. MR. ULLAL ADITYA NAYAK (CO-BORROWER) S/O MR. U SADANANDA NAYAK</p> <p>3. MRS. SUDHA SADANANDA NAYAK (CO-BORROWER) W/O MR. U SADANANDA NAYAK ALL AT: NO. 4-6-577/44, 1ST FLOOR, MAHENDRA ARCADE, KUDMAL RANGA RAO, ROAD MANGALORE, KARNATAKA- 575003</p> <p>ALL ALSO AT: NO. 3-31-2638, ANANDA SUDHA, SUVASINI COMPOUND KARANGALPADY, DAKSHINA KANNADA, MANGALORE KARNATAKA-575003</p> <p>ALL ALSO AT: R.S.NO 58-4B2C T.S.NO.1575- 4B2C, DOOR NO.3-W-31-2648 AND 3-W-31-2649, 89-A KODIALBAIL, MANGALORE TALUK, KARNATKA- 575003</p> <p>ALL ALSO AT: NO 213 AND 214, 1ST FLOOR MAHENDRA ARCADE, KUDMAL RANGA RAO, ROAD, MANGALORE,DAKSHINA KANNADA, KARNATAKA-575003</p>	<p>3.) DATE OF INSPECTION:- 13.06.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>EMD: RS.57,50,000/- (RUPEES FIFTY SEVEN LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 5,00,000/- (RUPEES FIVE LAKH ONLY) & IN SUCH MULTIPLES.</p>
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MAIL ID:
ADITHYANAYAK@GMAIL.COM,
ADITHYANAYAK@HOTMAIL.COM

LOAN ACCOUNT NO.
NHL/MRH/0617/404372

TOTAL OUTSTANDING: **Rs.22,06,77,078/-**
(Rupees Twenty Two Crore Six Lakh
Seventy Seven Thousand and Seventy
Eight Only) OUTSTANDING AS ON 19.05.2025
WITH FURTHER INTEREST APPLICABLE FROM
20.05.2025 ALONG WITH ALL COST, CHARGES
& EXPENSES UNTIL PAYMENT IN FULL WITH
COST AND CHARGES.

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **BANGLORE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR21725784** AND IFSC CODE- KKBK0000631, BRANCH KALINA POINT MUMBAI, BRANCH CODE 0641.

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **Mr. Murali MR (Mob No. +918792504468) & Mr. Agnel Pillai (Mob No. +918976929685)**. BIDDER MAY ALSO CONTACT the Helpline no. (+91-9152219751) FOR **CLARIFICATIONS**.

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: MANGLORE

DATE: 22.05.2025

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED

